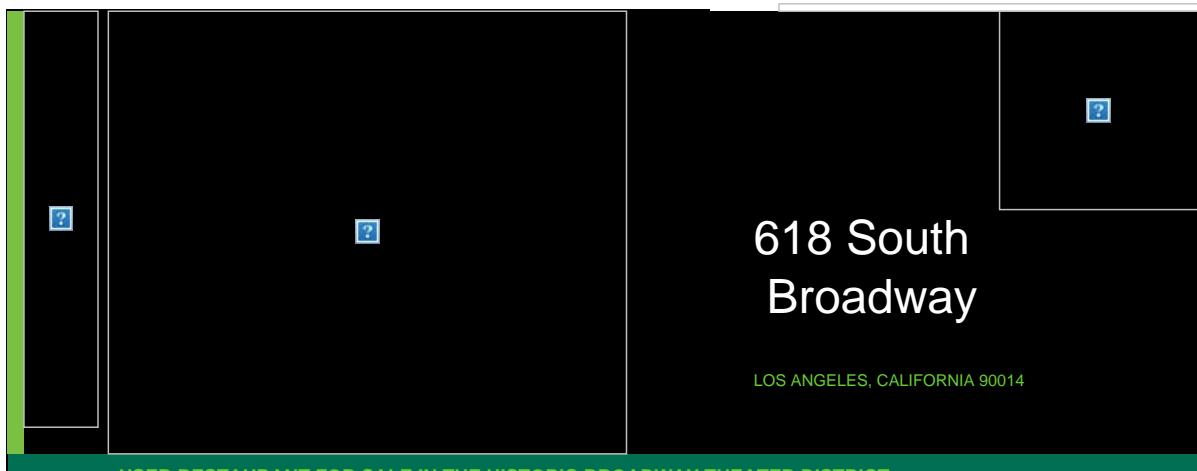


From: Phillip Sample
To: Kent Smith
Subject: Move In Ready Fully Renovated Restaurant Building :: Schabers Cafeteria Building
Date: Thursday, July 02, 2015 9:39:58 AM



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To ensure delivery to your inbox, please add phillip.sample@cbre.com to your address book.



:: USER RESTAURANT FOR SALE IN THE HISTORIC BROADWAY THEATER DISTRICT

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The Urban Investment Group of CBRE, Inc. is proud to announce their appointment by the Bank of America, N.A., as agent for Thompson Foundation Properties LLC for the disposition of the former Schabers Cafeteria building. This is a very rare smaller user building on Broadway in the Historic Broadway Theater District. Most buildings in the district are much larger. This project offers a restaurant user the opportunity to move in and begin their business operation immediately. We believe the ground floor retail could be split very easily allowing for a restaurant user to lease the remaining portion of the ground floor to another retail user and divide the 2nd floor for extra income. With restaurant rents exceeding \$4.50 psf per month, NNN this is a very attractive option.

The building is move-in ready as it was fully renovated in 2012 for a restaurant user. The renovation included new building systems; HVAC, roof, elevator, full kitchen, etc. It was renovated for a restaurant bar and bakery to attract the Historic Core patrons. The upscale restoration was built for a high-end restaurant with a remarkable and striking lobby, high ceilings, open mezzanine plan, and a beautiful double stair case. The property will be offered in closed bid format, Bank of America, N.A., as agent for Thompson Foundation Properties LLC will select a buyer from the offers received. This process will allow for a buyer to review all documentation and complete their due diligence prior to the close bid. All offers submitted will be non-contingent and the trustee advises all prospects to conduct their tours and systems review prior to the bid date.

CALL FOR OFFERS DUE BY JULY 30, 2015

For more Information please visit:

<https://www.cbremarketplace.com/618SouthBroadway/>



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